

## JAMUL/DULZURA

2000 Census Population.....9,221

Community 2020 Target.....18,641

April 2004 WC Map Population .....21,400



### APRIL 2004 WORKING COPY MAP

Key objectives for the April 2004 Working Copy map are to focus semi-rural patterns of development in and around the community of Jamul, within the CWA boundary. Rural land densities are proposed for the remaining areas of the subregion, and are generally determined according to existing patterns of development.

### KEY COMMUNITY ISSUES

- Maintain the historical character of the existing villages
- Maintain the rural character of the subregion
- Preserve environmental resources
- Contain traffic congestion through low density patterns of development

### COMMUNITY-SPECIFIC PLANNING RATIONALE

- No Village densities exist within the subregion since the area is dependent on septic systems. The community uses the adjacent Valle de Oro village core area as their commercial center

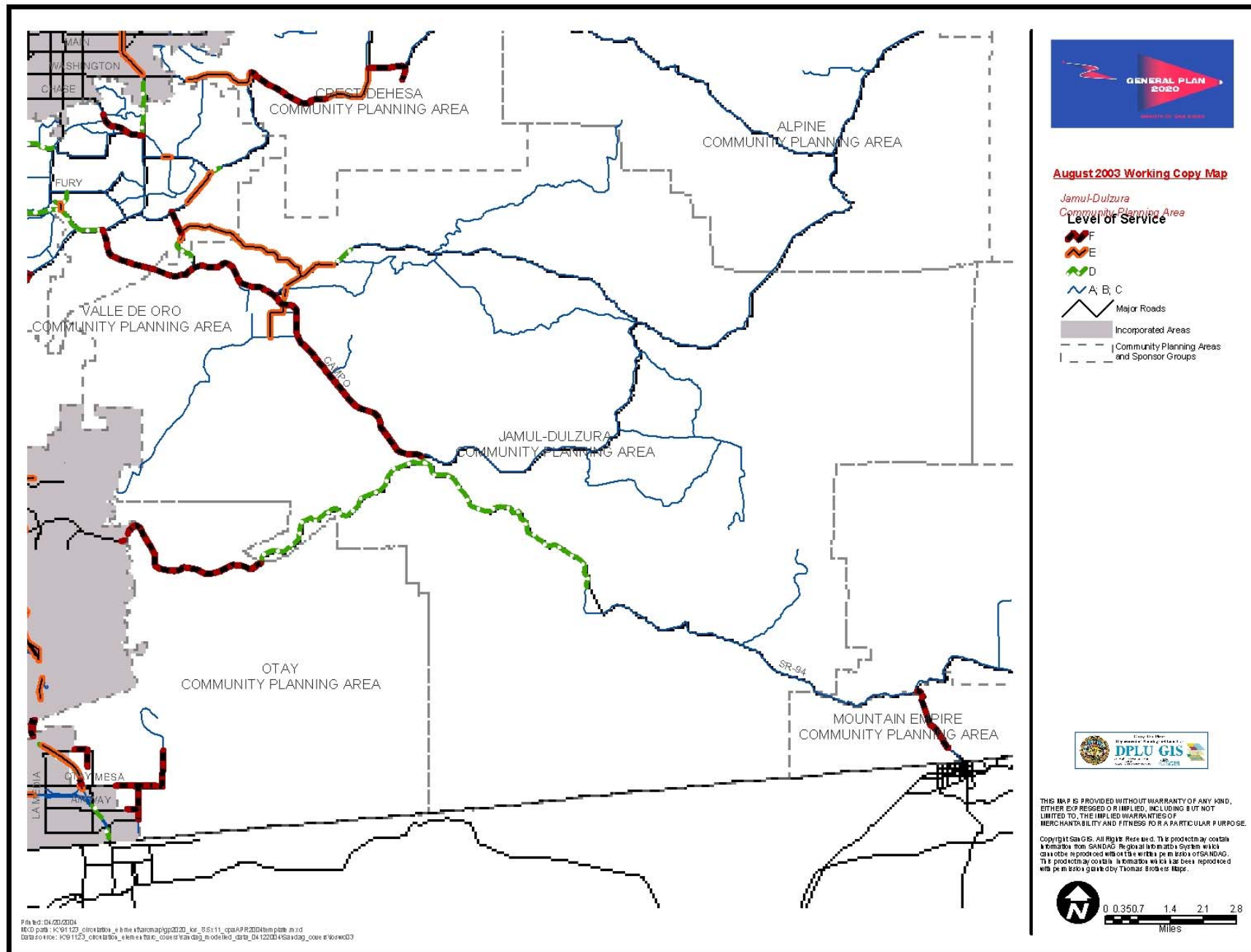
- Transitioning of development away from the village was key to establishing a pattern of development within the area of the subregion served by the CWA

### TRAFFIC FORECASTS

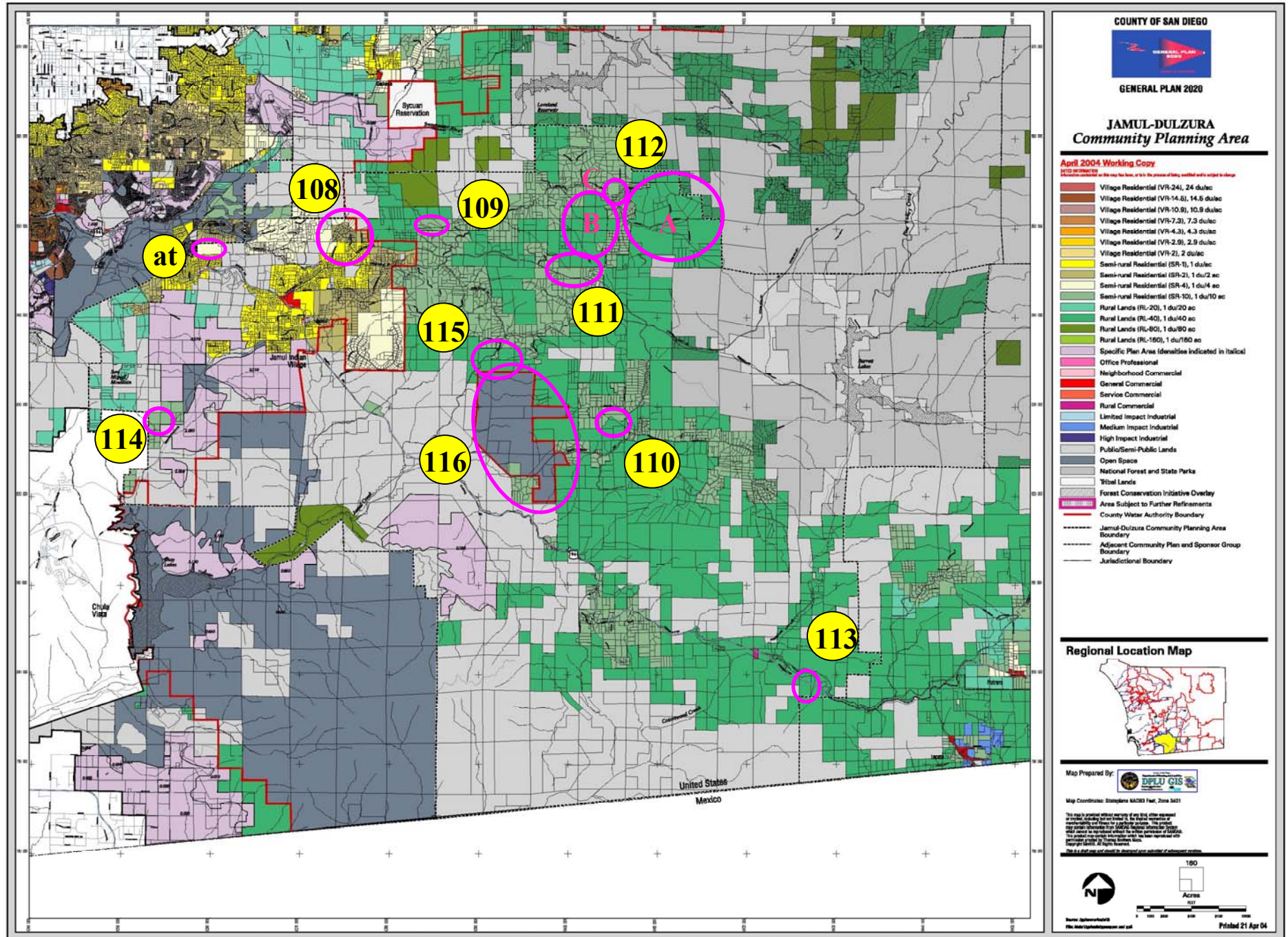
If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there will be more than 23 lane-miles operating at LOS E or F in Jamul/Dulzura. The preliminary cost estimate to improve those roads to an acceptable level of service (LOS D) is approximately \$116 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces more than 40 lane-miles operating at LOS E or F in Jamul/Dulzura. The preliminary cost estimate for road improvements associated with the existing general plan is \$352 million in Jamul/Dulzura.

<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map.







**RESIDENTIAL PROPERTY REFERRALS**

<b>108</b>	<b>Bill Schwartz</b>	<u><b>December 2002 WC:</b></u> Semi-Rural: 1 du/4 acres	<u><b>August 2003 WC:</b></u> Semi-Rural: 1 du/2 acres	<u><b>October Traffic Referral:</b></u> Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/4 acres	<u><b>April 2004 WC:</b></u> Semi-Rural: 1 du/2 acres
<b>109</b>	<b>Wayne Hinrichsen</b>	<u><b>December 2002 WC:</b></u> Rural Lands: 1 du/40 acres	<u><b>August 2003 WC:</b></u> Semi-Rural: 1 du/10 acres	<u><b>October Traffic Referral:</b></u> Semi-Rural: 1 du/10 acres Rural lands: 1 du/20 acres	<u><b>April 2004 WC:</b></u> Semi-Rural: 1 du/10 acres
<b>110</b>	<b>Thure Stedt</b>	<u><b>December 2002 WC:</b></u> Rural Lands: 1 du/40 acres	<u><b>August 2003 WC:</b></u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres	<u><b>October Traffic Referral:</b></u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres	<u><b>April 2004 WC:</b></u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres  <i>* Reflects September 24, 2003 (1) Board of Supervisors action</i>
<b>111</b>	<b>Chuck Bantier</b>	<u><b>December 2002 WC:</b></u> Rural Lands: 1 du/40 acres	<u><b>August 2003 WC:</b></u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	<u><b>October Traffic Referral:</b></u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	<u><b>April 2004 WC:</b></u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres

<b>112</b>	<b>Byron White</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres	
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>		
	<ul style="list-style-type: none"> <li>• <i>Assign densities based on the characteristics of the land</i></li> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Create a model for community development</i></li> </ul>		Referral is comprised of three nonadjacent portions totaling approximately 2,800 acres. Staff recommends 1 du/10 acres for portion C. Portion B (1 du/40 acres) is constrained by steep slopes and lacks accessibility. Portion A (1 du per 40 acres), located in the northeastern area of the subregion, is adjacent to the National Forest. This portion has been designated Rural Lands based upon GP2020 planning principles that focus lower density development in areas where there are less services and infrastructure. Added development pressure to this area would require essential services that are already deficient.		
<b>113</b>	<b>John Pynenburg</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	Rural Lands: 1 du/40 acres	
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>		
	<ul style="list-style-type: none"> <li>• <i>Create a model for community development</i></li> <li>• <i>Assign densities based on characteristics of the land</i></li> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Locate growth near infrastructure, services, and jobs</i></li> </ul>		This referral is located outside the CWA boundary southeast of the rural village of Dulzura. The majority of the parcel has slopes greater than 25 percent. Due to its remote location, entire area is designated 1 du/40 acres. Increased density on this single parcel would create an island of higher density. Increasing density of the entire area would conflict with GP2020 planning goals and principles and would result in additional traffic to Campo Road (SR94), which is already operating at LOS F.		

<b>114</b>	<b>Jack Bennett</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	
<b>115</b>	<b>Paul Alexander</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/40 acres	
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>		
	<ul style="list-style-type: none"> <li>• <i>Create a model for community development</i></li> <li>• <i>Assign densities based on characteristics of the land</i></li> <li>• <i>Develop an internally consistent general plan</i></li> </ul>		<p>This referral consists of approximately 185 acres located outside the CWA boundary and adjacent to the northern boundary of the Honey Springs Ranch conservation area. The parcel is highly constrained, located within the MSCP Pre-Approved Mitigation Area and consists of slopes ranging between 25 and 50 percent.</p>		
<b>116</b>	<b>James Greco</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	Open Space Semi-Rural: 1 du/10 acres	
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 Map:</b></u>		
	<ul style="list-style-type: none"> <li>• <i>Create a model for community development</i></li> <li>• <i>Assign densities based on characteristics of the land</i></li> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Locate growth near infrastructure, services and jobs</i></li> </ul>		<p>This referral consists of the former Honey Springs Ranch, where 1,979 of 2,022 acres has been purchased by a public conservancy agency, and now is designated open space. The remaining portion consists of three parcels with a Semi-Rural designation of 1 du/10 acres.</p>		

**OTHER MAP CHANGES****at Northwest Portion of Community Planning Area****December 2002 WC:**

Semi-Rural: 1 du/acre

**August 2003 WC:**

Semi-Rural: 1 du/acre

**April 2004 WC:**

Semi-Rural: 1 du/4 acres

**Key Objectives:**

- *Assign densities based on characteristics of the land*
- *Obtain a broad consensus*

**Rationale for April 2004 WC:**

Density revised to reflect approved Tentative Map. Supported by the planning group.